

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, March 9, 2011

CASE NUMBER: C15-2011-0012

____ Jeff Jack **2nd the Motion**
____ Michael Von Ohlen **ABSENT**
____ Nora Salinas
____ Bryan King
____ Leane Heldenfels, Chairman **Motion to PP to May 9, 2011**
____ Clarke Hammond, Vice Chairman
____ Heidi Goebel
____ Melissa Hawthorne

APPLICANT: Bernabe Hernandez

ADDRESS: 1100 JOLENA CIR

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum number of off-street parking spaces required from 4 spaces to 2 spaces in order to remodel existing attached garage to create living area for an existing duplex-residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.

BOARD'S DECISION: Postponed to May 9, 2011 to review alternate parking space

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

 (b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Susan Walker
Executive Liaison

Leane Heldenfels
Chairman

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

C15-2011-0012
CASE # ~~C11-2010-102582~~
ROW # 10536078
TP-0205230219

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 1100 JOLENA CIR 78721

LEGAL DESCRIPTION: Subdivision - JOHNSTON TERRACE

Lot(s) 31 Block _____ Outlot _____ Division SECTION EIGHT JOHNSTON TERRACE

I/We N/A on behalf of myself/ourselves as authorized agent for

BERNABE HERNANDEZ BENITEZ affirm that on JANUARY 11, 2011,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

___ ERECT ☒ ATTACH ___ COMPLETE ___ REMODEL ___ MAINTAIN

THAT WAS ALREADY BUILD OF CEMENT BLOCKS

AND I WILL ONLY LIKE TO FINISH PROJECT TO

DO USE OF IT.

in a SF-3-NP district.
(zoning district)

Parking Variance
from 4 spaces to 2
spaces

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

BECAUSE IT IS NOT TO CODE, ACCORDING WITH
THE MEASUREMENTS, TO CLOSE TO THE STREET

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

WHEN PROPERTY WAS BOUGHT IT WAS ~~ALREADY~~ ALL READY
BUILD, BUT WAS NOT FINISHED.

- (b) The hardship is not general to the area in which the property is located because:

*SIMILAR ADDITIONS HAVE BEING DONE AROUND
THE SAME LOCATION

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

THE DISTANCE OF BUILDING FROM STREET TO ACTUAL
BUILDING IS ABOUT THREE FEET PASS CODE. IT IS NOT TOO NOTABLE

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

THE STREET IS A SHORT CIRCLE ROAD THAT IS
A DEAD END, APPROXIMATELY 300' FROM CORNER TO END.

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

BECAUSE ONCE MORE IS A DEAD END, & TRAFFIC IS
VERY RARE. ALMOST ONLY NEIBORS THAT LIVE THERE, GO AROUND

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

IT IS A VERY SMALL STREET.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

THIS IS SOMETHING THAT I DID NOT HAD IN PLAN
IT WAS ALREADY THERE & I WILL LIKE TO JUST FINISH IT.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Bernabe Hernandez Mail Address 1100 SOLENA CIR

City, State & Zip AUSTIN, TEXAS 78721

Printed Bernabe Hernandez Phone 512/674/1417 Date 1-11-11

OWNERS CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Bernabe Hernandez Mail Address 1100 SOLENA CIR

City, State & Zip AUSTIN, TEXAS 78721

Printed Bernabe Hernandez Phone 512/674/1417 Date 1-11-11



BOARD OF ADJUSTMENTS

CASE#: C15-2011-0012
 LOCATION: 1100 JOLENA CIR
 GRID: M22
 MANAGER: SUSAN WALKER



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Bernabe Hernandez

AE APPROVED

APR 27 2006

RLS

117-30

N 19°47'00"W 7.01'
(N 19°45'W 7.01')

N 09°48'30"E 59.98'
(N 09°06'E 60.00')

N 19°47'00"W 7.01'
(N 19°45'W 7.01')

7.5' p.u. (plot)
b.l. (plot)

31

One Story
Frame & Brick
Duplex

BEARING BASIS (91.40')
N 80°54'00"W 91.57'

S 80°56'00"E 109.35'
(S 80°54'E 109.44')

(S 09°18'00"W 45.00')
S 09°18'00"W 45.07'

(S 03°12'W C=74)
S 03°36'40"W 81.9'

S 4°06'W C=21.21'
S 4°18'00"W C=21.21'

NO ROOF OVERLAYS ARE ALLOWED IN
PUBLIC UTILITY EASEMENTS OR
DRAINAGE EASEMENTS

JOLENA CIRCLE

- 1/2" IRON PIPE FOUND
- 1/2" REBAR FOUND
- 1/2" REBAR SET
- BARB WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- () RECORD INFORMATION
- o POWER POLE

SUBJECT TO RESTRICTIONS AS STATED
IN V. 4293, P. 207.

LOT: 31 BLOCK: ADDITION JOHNSTON TERRACE
SECTION EIGHT PHASE N/A BOOK VOLUME 58 PAGE 47 PLAT RECORDS
COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 1100 JOLENA CIRCLE
CITY: AUSTIN REFERENCE NAME VICTOR OLIVARES AND GABRIEL OLIVARES AND JAIME OLIVARES

B&G Surveying, Inc.
Victor M. Garza R.P.L.S.

Office 512-458-6969
Fax 512-458-9845



THIS PROPERTY DOES NOT
LIE WITHIN THE 100 YEAR FLOODPLAIN,
AND HAS A ZONE X RATING AS
SHOWN ON THE FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP No. 480624
PANEL 0125 E
DATED: 6/16/93



City of Austin BUILDING PERMIT

PERMIT NO: 2006-021318-BP

1100 JOLENA CIR

Type: RESIDENTIAL

Status: Expired

Issue Date: 07/14/2006

EXPIRY DATE: 06/03/2007

LEGAL DESCRIPTION Lot: 31 Block: Subdivision: JOHNSTON TERRACE SEC 8	SITE APPROVAL	ZONING
---	---------------	--------

PROPOSED OCCUPANCY:	WORK PERMITTED: Addition	ISSUED BY: Sylvia Benavidez
---------------------	--------------------------	-----------------------------

ORIGINAL DUPLEX #131313. ORDINANCE NO. 200605622-064 PART 4. A WAIVER IS GRANTED FROM PART (4) (D) OF ORDINANCE 20060309-058 TO ALLOW THE REMODELING OF AN EXISTING SINGLE FAMILY RESIDENCE LOCATED AT 1100 JOLENA CIRCLE WITH A FRONT YARD SETBACK OF NO LESS THAN 18 FEET. add garage to front of exist duplex for 3 off street parking spaces. revised for N.Briones 5-7-07SB.

TOTAL SQFT	VALUATION Tot Val Rem: \$.00	TYPE CONST.	USE CAT.	GROUP	FLOORS 1	UNITS	# OF PKG SPACES
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		

<u>Contact</u> General Contractor, Bernabe Hernandez	<u>Phone</u> (512) 385-1324	<u>Contact</u>	<u>Phone</u>
---	--------------------------------	----------------	--------------

<u>Fee Desc</u>	<u>Amount</u>	<u>Date</u>	<u>Fee Desc</u>	<u>Amount</u>	<u>Date</u>	<u>Fee Desc</u>	<u>Amount</u>	<u>Date</u>
Building Permit Fee	33.00	7/14/2006	Electrical Permit Fee	34.00	7/18/2006			
Fees Total:	67.00							

Inspection Requirements

Building Inspection Electric Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

<u>Comments</u> 5-15-2007 no flood plain issues per Jay C. Baker		
Residential Zoning Review	Date 07/11/2006	Reviewer Nora Briones

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



City of Austin BUILDING PERMIT

PERMIT NO: 2006-021318-BP

1100 JOLENA CIR

Type: RESIDENTIAL

Status: Expired

Issue Date: 07/14/2006

EXPIRY DATE: 06/03/2007

LEGAL DESCRIPTION Lot: 31 Block: Subdivision: JOHNSTON TERRACE SEC 8						SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY:		WORK PERMITTED: Addition				ISSUED BY: Sylvia Benavidez			
ORIGINAL DUPLEX #131313. ORDINANCE NO. 200605622-064 PART 4. A WAIVER IS GRANTED FROM PART (4) (D) OF ORDINANCE 20060309-058 TO ALLOW THE REMODELING OF AN EXISTING SINGLE FAMILY RESIDENCE LOCATED AT 1100 JOLENA CIRCLE WITH A FRONT YARD SETBACK OF NO LESS THAN 18 FEET. add garage to front of exist duplex for 3 off street parking spaces. revised for N.Briones 5-7-07SB.									
TOTAL SQFT		VALUATION Tot Val Rem: \$.00		TYPE CONST.	USE CAT.	GROUP	FLOORS 1	UNITS	# OF PKG SPACES
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE		# OF BATHROOMS		METER SIZE

Type	Date	Status	Comments	Inspector
100 Pre-Construction		Open		Billy Sherrill
101 Building Layout	12/5/2006	Fail	MIGRATED FROM PIER.	Billy Sherrill
102 Foundation		Open		Billy Sherrill
103 Framing		Open		Billy Sherrill
104 Insulation		Open		Billy Sherrill
105 Wallboard		Open		Billy Sherrill
108 TCO Stocking		Open		Billy Sherrill
109 TCO Occupancy		Open		Billy Sherrill
112 Final Building		Open		Billy Sherrill

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION

BP Number BP-06-4608 17-14-2
 Building Permit No. 20015243 3
 Plat No. 1 Date 20 = 2006
 Reviewer [Signature]

PRIMARY PROJECT DATA

Service Address 1100 Jolena Circle Tax Parcel No. _____
 Legal Description _____
 Lot 31 Block _____ Subdivision Johnston Terrace Section 8 Phase _____
 If in a Planned Unit Development, provide Name and Case No. _____
 (attach final approved copies of subdivision and site plan)
 If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.
 Description of Work
 _____ New Residence
 _____ Duplex
 _____ Garage attached _____ detached
 _____ Carport attached _____ detached
 _____ Pool
 Add Bedroom 7 Storage
 Add Garage for 3 off street parking space
 Zoning (e.g. SF-1, SF-2...) SF3 Height of building _____ ft. # of floors 1
 On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval.
 (LDC 25-2-551(B)(6))
 Does this site have a Board of Adjustment ruling? _____ Yes _____ No If yes, attach the B.O.A. documentation
 Will this development require a cut and fill in excess of 4 feet? _____ Yes _____ No
 Does this site front a paved street? _____ Yes _____ No A paved alley? _____ Yes _____ No

VALUATIONS FOR REMODELS ONLY

Building \$ _____
 Electrical \$ _____
 Mechanical \$ _____
 Plumbing \$ _____
 Driveway & Sidewalk \$ _____
 TOTAL \$ _____
 (labor and materials)

DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 6342.03 sq. ft.
 Job Valuation \$ 4500.00
 (Labor and materials)
 Total Job Valuation (remodels and additions)
 \$ 4500.00
 (Labor and materials)

PERMIT FEES (For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ <u>33.00</u>	\$ _____
Electrical	\$ <u>34.00</u>	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER Name Bernabe Hernandez Telephone (h) 385-1324
 (w) _____
 BUILDER Company Name Bernabe Hernandez Telephone _____
 Contact/Applicant's Name Bernabe Hernandez Pager _____
 DRIVEWAY /SIDEWALK Contractor _____ FAX _____
 Telephone _____
 CERTIFICATE OF OCCUPANCY Name Bernabe Hernandez Telephone _____
 Address 1100 Jolena Circle City Austin ST TX ZIP 78721

If you would like to be notified when your application is approved, please select the method:

_____ telephone _____ e-mail: _____

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

Service Address 1100 J L LITTLE
Applicant's Signature BETHUNE HESMUNDE Date 4-14-06

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing	New / Addition
a. 1 st floor conditioned area	<u>1599.5</u> sq.ft.	<u>400</u> sq.ft.
b. 2 nd floor conditioned area	_____ sq.ft.	_____ sq.ft.
c. 3 rd floor conditioned area	_____ sq.ft.	_____ sq.ft.
d. Basement	_____ sq.ft.	_____ sq.ft.
e. Garage / Carport		
<u> </u> attached	_____ sq.ft.	_____ sq.ft.
<u> </u> detached	_____ sq.ft.	_____ sq.ft.
f. Wood decks [must be counted at 100%]	_____ sq.ft.	_____ sq.ft.
g. Breezeways	_____ sq.ft.	_____ sq.ft.
h. Covered patios	_____ sq.ft.	_____ sq.ft.
i. Covered porches	<u>144</u> sq.ft.	_____ sq.ft.
j. Balconies	_____ sq.ft.	_____ sq.ft.
k. Swimming pool(s) [pool surface area(s)]	_____ sq.ft.	_____ sq.ft.
l. Other building or covered area(s)	_____ sq.ft.	<u>400</u> sq.ft.
Specify, _____		

TOTAL BUILDING AREA (add a. through l.) 1723.5 sq.ft. 2127.5 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and k. if applicable)

33.5 % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	<u>2127.5</u> sq.ft.
b. Driveway area on private property	<u>333</u> sq.ft.
c. Sidewalk / walkways on private property	<u>240</u> sq.ft.
d. Uncovered patios	_____ sq.ft.
e. Uncovered wood decks [may be counted at 50%]	_____ sq.ft.
f. Air conditioner pads	<u>16</u> sq.ft.
g. Concrete decks	_____ sq.ft.
h. Other (specify) _____	_____ sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

2686.5 42.3 % of lot

RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

APPLICANT'S
SIGNATURE

Bernabe Hernandez

DATE 4-19-06

Rejection Notes/Additional Comments (for office use only):

- 1) Total lot size 6342.03' X .4 = 2536.8 FAR
 - 2) 2500' Total FAR 1919.5
Total FAR Bldg. 400
 - 3) Ordinance No. 20060622-064
Part 4. A waiver is granted from Part 4(D) of Ordinance 20060309-058 to allow the remodeling of an existing single-family residence located at 1100 Adena Circle with a front yard setback less than 18 feet.
- 5/15/07. NO FLOODPLAIN ISSUES. JG

Benjabe Hernandez

AE APPROVED

APR 27 2006

RLS

117-30

101

NO ROOF OVERHANGS ARE ALLOWED BY
PUBLIC UTILITY EASEMENTS OR
DRAINAGE EASEMENTS

REVIEWED FOR ZONING ONLY

(19" dia. or greater) measured at 4.5' above grade and
be within the dripline of protected trees 19" in
diameter. If a tree is to be removed, the owner must
provide a replacement tree of the same or greater
diameter within 90 days of removal. The replacement
tree must be planted within the dripline of the tree
being removed. The dripline of protected trees
must be measured at 4.5' above grade and
be within the dripline of protected trees 19" in
diameter. If a tree is to be removed, the owner must
provide a replacement tree of the same or greater
diameter within 90 days of removal. The replacement
tree must be planted within the dripline of the tree
being removed.

- 1/2" IRON PIPE FOUND
- 1/2" REBAR FOUND
- 1/2" REBAR SET
- WARD WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- BUILDING LINE
- PUBLIC UTILITY EASEMENT
- RECORD INFORMATION
- POWER POLE

SUBJECT TO RESTRICTIONS AS STATED
IN V. 4293, P. 207.

LOT: 31 BLOCK: ADDITION JOHNSTON TERRACE
SECTION EIGHT PHASE N/A BOOK 58
COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 1100 JOLENA CIRCLE
CITY: AUSTIN REFERENCE NAME VICTOR OLIVARES AND GABRIEL OLIVARES AND JAIME OLIVARES

B&G Surveying, Inc.
Victor M. Garza R.P.L.S.

Office 512-458-6069
Fax 512-458-8845



THIS PROPERTY DOES NOT
LIE WITHIN THE 100 YEAR FLOODPLAIN,
AND HAS A ZONE X RATING AS
SHOWN ON THE FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP No. 480624
PANEL 0125 E
DATED: 6/16/93



City of Austin BUILDING PERMIT

PERMIT NO: 2002-001753-BP

1100 JOLENA CIR

Type: RESIDENTIAL

Status: Expired

Issue Date: 06/17/2002

EXPIRY DATE: 02/12/2003

LEGAL DESCRIPTION

Lot: 31 Block: Subdivision: JOHNSTON TERRACE SEC 8

SITE APPROVAL

ZONING

PROPOSED OCCUPANCY:

Add Garage

WORK PERMITTED: Addition

ISSUED BY:

TOTAL SQFT

VALUATION

TYPE CONST.

USE CAT.

GROUP

FLOORS

UNITS

OF PKG SPACES

Tot Val Rem:

\$.00

434

TOTAL BLDG. COVERAGE

% COVERAGE

TOTAL IMPERVIOUS COVERAGE

% COVERAGE

OF BATHROOMS

METER SIZE

Contact

General Contractor, Ernesto Del Toro

Phone

(512) 385-6344

Contact

Phone

Fee Desc

Amount

Date

Fee Desc

Amount

Date

Fee Desc

Amount

Date

Building Permit Fee

33.00 6/17/2002

Fees Total:

33.00

Inspection Requirements

Building Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.

A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments

Residential Zoning Review

Date

06/12/2002

Reviewer

Nora Briones

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



City of Austin BUILDING PERMIT

PERMIT NO: 2002-001753-BP

Type: RESIDENTIAL

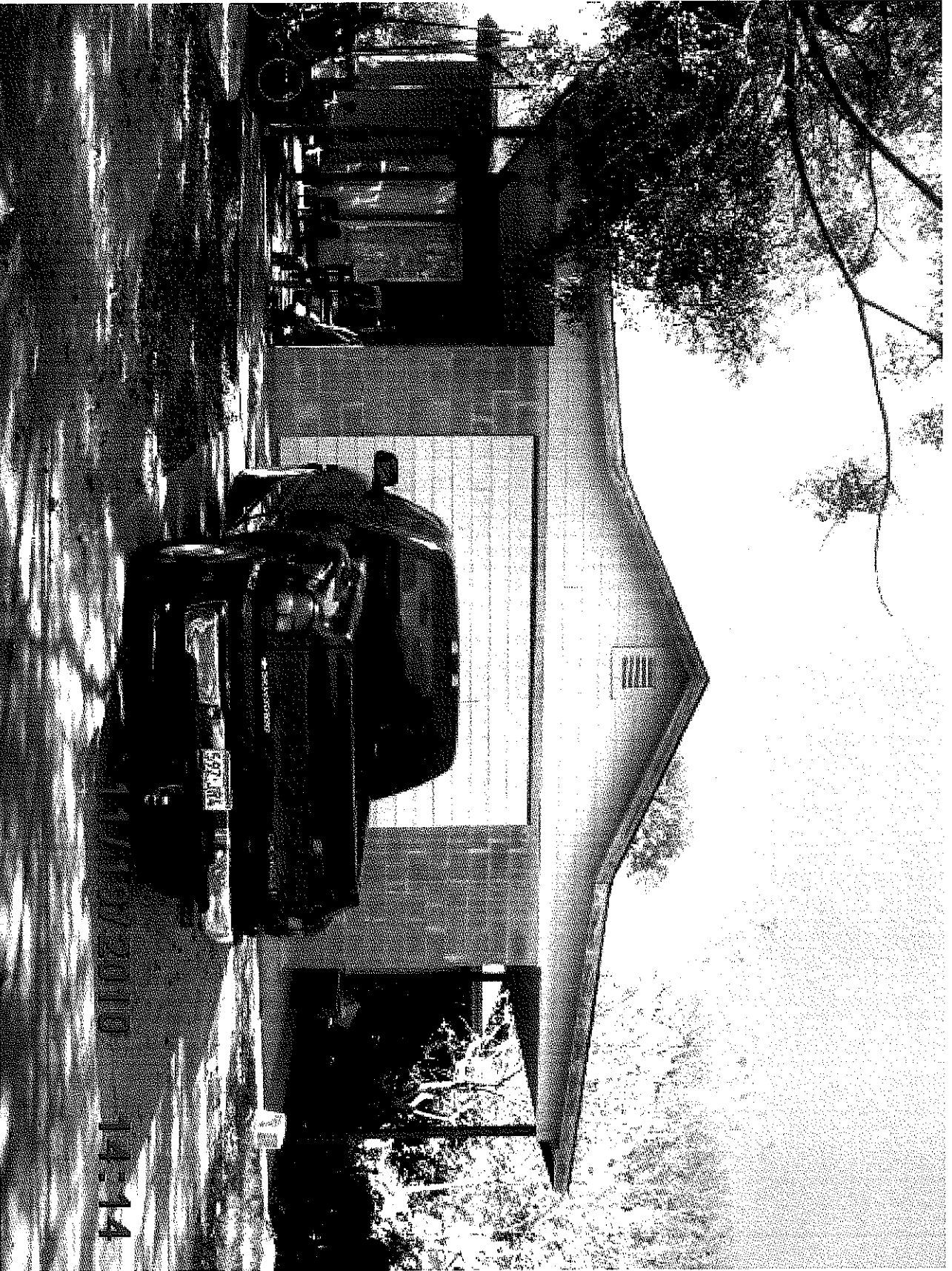
Status: Expired

1100 JOLENA CIR

Issue Date: 06/17/2002

EXPIRY DATE: 02/12/2003

LEGAL DESCRIPTION Lot: 31 Block: Subdivision: JOHNSTON TERRACE SEC 8						SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY: Add Garage		WORK PERMITTED: Addition				ISSUED BY:			
TOTAL SQFT		VALUATION Tot Val Rem: \$00		TYPE CONST.	USE CAT. 434	GROUP	FLOORS	UNITS	# OF PKG SPACES
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE	# OF BATHROOMS		METER SIZE	
Type		Date	Status	Comments				Inspector	
112 Final Building		8/16/2002	Fail	MIGRATED FROM PIER.				Michael Husted	
609 Fire			Open					Jessie Scott	



Address 1100 Jolena Cir
Amanda Case - 2010 102582-CV

11-19-2010
Investigator C Maldonado



Address 1100 Jolena Cir
Amanda Case – 2010 102582-CV

11-19-2010
Investigator C Maldonado

OWNER Loreda Bldrs. ADDRESS 1100C Jolena Circle

PLAT file 513 LOT 31 B/LK

SUBDIVISION Johnston Terr Sec 8

OCCUPANCY Johnston Terr Sec 8

BLD PERMIT # 131313 DATE 8-17-72 OWNERS ESTIMATE \$15,000.00

CONTRACTOR owner NO. OF FIXTURES 10

WATER TAP REC # 73247 SEWER TAP REC # 64462

Frm duplex w/ brk ven 1529 sq.ft.

ADDRESS: 1100 Jolena circle ' PERMIT 1313 PLAT 71E

LOT: 31 BLOCK SUB. Johnston Terr. Sec 8

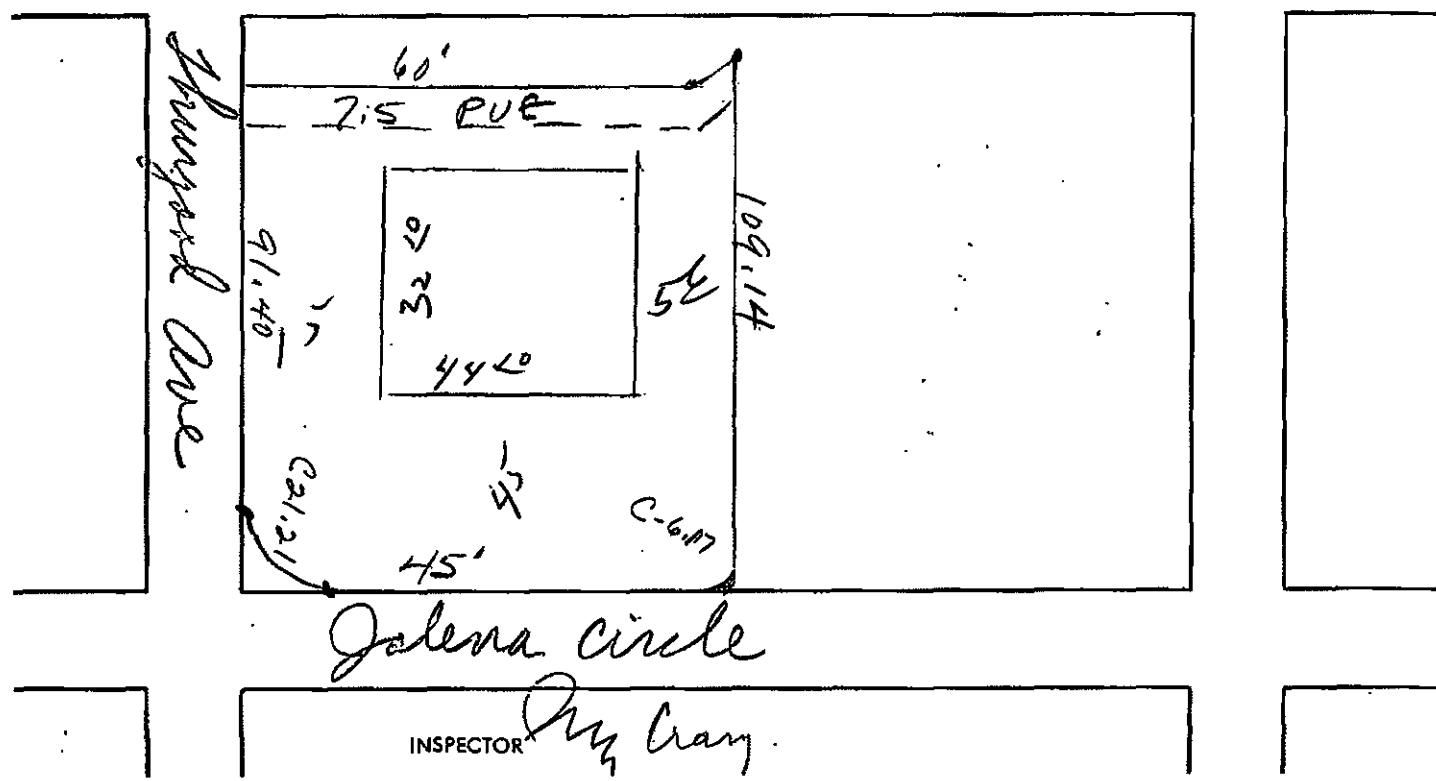
FIRE ZONE 3 USE DIST: A^{1st} OCCUPANCY: DUPLEX

8-18-72 8-21-72	LAYOUT		9-11-72	FRAMING		9-18-72	FINAL		ROOF OVERHANG	22'
8-21-72	PRINC. BLDG.	ACC. BLDG.		PRINC. BLDG.	ACC. BLDG.		PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	
FOUNDATION	5		FLOOR JOIST SIZE & O.C.	5x8		NECESSARY BLDG. CONN.			ACC. BLDG.	
FR. SETBACK	45		CEILING JOIST SIZE & O.C.	2x8 2x9		ROOM VENTILATION	FAN FAN		PAVED PARKING	
TOTAL & MIN. SIDE YD.	21.6 5.6		STUD SIZE & O.C.	2x8 16x8		STAIRS REQ. & NO.				
SIDE STREET YARD	15		MASONRY WALL	BRK		ATTIC FIRE STOPS REQ.				

OWNER: Jareds Bedra CONTRACTOR: Same

44.10 x 32.10 plus 52' = 1529# Fx Bldg Duplex

8-17-72 SF



ORDINANCE NO. 20060622-064

AN ORDINANCE GRANTING A WAIVER FOR PROPERTY LOCATED AT 1100 JOLENA CIRCLE FROM CERTAIN DEVELOPMENT REGULATIONS PRESCRIBED BY ORDINANCE NO. 20060309-058 TO ALLOW REMODELING OF AN EXISTING SINGLE-FAMILY RESIDENCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. This ordinance applies to the remodeling of an existing single-family residence on property located at 1100 Jolena Circle. The single family residence will have 1,979.5 square feet of gross floor area.

PART 2. Applicant has filed a waiver application requesting that Council waive Part 5(D)(5) of Ordinance No. 20060309-058 which prescribes minimum and maximum front yard setbacks for a lot on a block face on which four or more lots are developed for a use described in subsection (B):

- (a) the lot with a principal structure closest to the street is disregarded, and the lot with a principal structure farthest from the street is disregarded;
- (b) the minimum front yard setback is equal to the average of the minimum front yard setbacks of the principal structures on the remaining lots minus ten percent of the distance of that average; and
- (c) the maximum front yard setback is equal to the average of the minimum front yard setbacks of the principal structures on the remaining lots plus ten percent of the distance of that average.

PART 3. Council has considered the factors for granting a waiver from development regulations prescribed by Ordinance No. 20060309-058. Council finds that such a waiver is justified because:

- (A) the development limitation imposes undue hardship on the applicant; and
- (B) the development proposed by the applicant will not adversely affect the public health, safety, and welfare.

PART 4. A waiver is granted from Part 4(D) of Ordinance 20060309-058 to allow the remodeling of an existing single-family residence located at 1100 Jolena Circle with a front yard setback of no less than 18 feet.

PART 5. This ordinance takes effect on July 3, 2006.

PASSED AND APPROVED

June 22, 2006

§
§
§

Will Wynn
Will Wynn
Mayor

APPROVED:

David Allan Smith
David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
Shirley A. Gentry
City Clerk

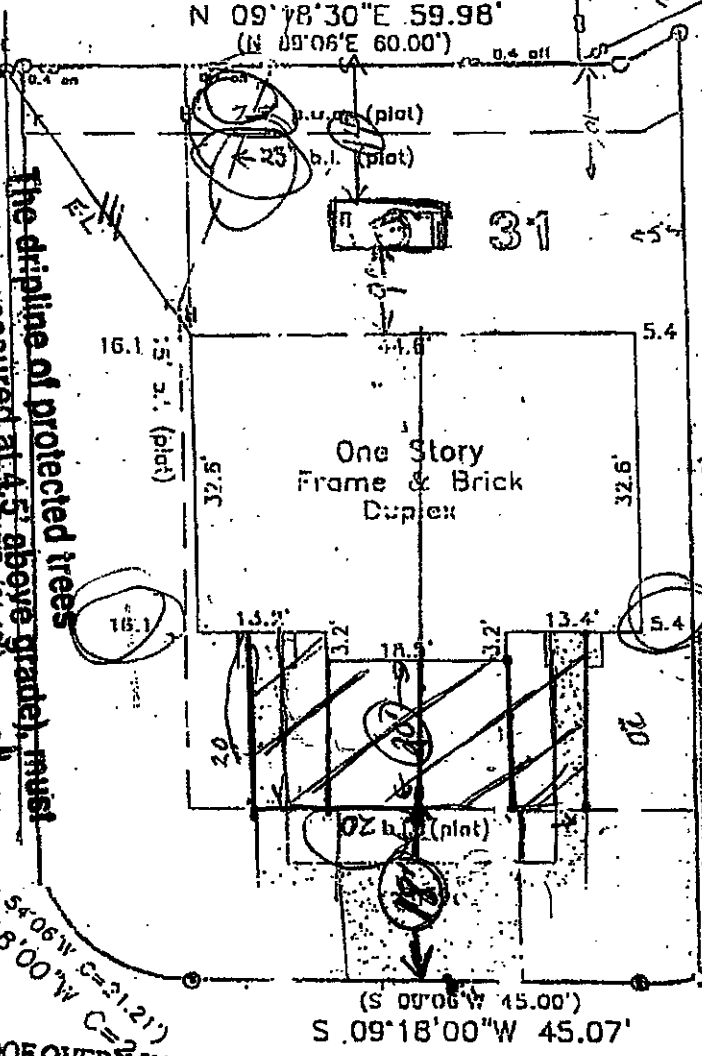
Remake Hammer

AE APPROVED

APR 27 2006
RLS 117-30

19" in diameter or greater measured at 4.5' above grade, must be preserved with protective trenching before and after construction. No tree measuring 19" in diameter (measured) may be removed without a tree removal permit from the City of Austin. CAUTION: DO NOT CUT OR REMOVE ANY TREES OR SHRUBS WITHOUT A TREE REMOVAL PERMIT FROM THE CITY OF AUSTIN. THE CITY OF AUSTIN IS NOT RESPONSIBLE FOR THE PROTECTION OF TREES OR SHRUBS ON PRIVATE PROPERTY. THE CITY OF AUSTIN IS NOT RESPONSIBLE FOR THE PROTECTION OF TREES OR SHRUBS ON PRIVATE PROPERTY.

- 1/2" IRON PIPE FOUND
- 1/2" REBAR FOUND
- 1/2" REBAR SET
- DAIRY WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- BUILDING LINE
- PUBLIC UTILITY EASEMENT
- RECORD INFORMATION
- POWER POLE



NO ROOF OVERHANGS ARE ALLOWED IN PUBLIC UTILITY EASEMENTS OR DRAINAGE BASEMENTS

NO ROOF OVERHANGS ARE ALLOWED IN PUBLIC UTILITY EASEMENTS OR DRAINAGE BASEMENTS

SUBJECT TO RESTRICTIONS AS STATED IN V. 1293, P. 207.

T: 31 BLOCK: ADDITION JOHNSTON TERRACE

SECTION: EIGHT PHASE: N/A BOOK: 58

CITY: AUSTIN STATE OF TEXAS STREET ADDRESS: 1100 JOLENA CIRCLE

REFERENCE NAME: VICTOR OLIVARES AND GABRIEL OLIVARES AND JAIME OLIVARES

B&G Surveying, Inc.
Victor M. Gorza R.P.L.S.

Office 512-458-6969
Fax 512-458-0845



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN, AND HAS A ZONE X RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAP'S F.I.R.M. MAP No. 400624 PANEL 0125 E

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2011-0012 - 1100 Jolena Circle

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, March 9th, 2011

Esher Hernandez
Your Name (please print)

☒ I am in favor
☐ I object

1100 Jolena Circle #B Austin TX 78721
Your address(es) affected by this application

Esher Hernandez

3-4-11

Signature

Date

Daytime Telephone: (512) 378-3783

378-3783

Comments:

[Handwritten signature]

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P. O. Box 1088

Austin, TX 78767-1088